



River Terrace Community Plan

Work Program - DRAFT

November 6, 2012

Tigard will be responsible for preparing a community plan for the River Terrace area. The planning area will include all property within the urban growth boundary (Areas 63, 64 & Roy Rogers West) that was included in the West Bull Mt. Concept Plan completed by Washington County in 2010. The community planning effort will refine the concept plan recommendations into adopted land use regulations, public infrastructure plans and financing strategies for the area.

Task 1: Public Involvement

- Prepare and execute a public involvement plan that outlines appropriate communication and outreach tools, as well as appointed advisory committees and community meetings.
- Form technical advisory committee of partner agency staff to provide feedback and direction, inform proposed policy and review regulatory and financing components. Subcommittees will be formed for each infrastructure task.
- Form council appointed stakeholder working group, including members of the concept plan group as well as other interested individuals, property owners and stakeholders. The group will advise staff on general direction of the project.
- Schedule, hold and document four community meetings.
- Present recommended public involvement plan to the Tigard Committee for Citizen Involvement for adoption

Major Products:

- Adopted Public Involvement Plan
- Appointment of TAC and SWG
- Schedule of Community Meetings

Timeline:

- September 2012 – July 2014 (ongoing)

Task 2: Adopt West Bull Mt. Concept Plan

- Prepare comprehensive plan amendment to adopt concept plan recommended land uses and associated Goal 14 policies into Tigard Comprehensive Plan.
- Schedule and hold Planning Commission work session and public hearing.
- Schedule and hold City Council work session and public hearing.
- Prepare and distribute required public notices

Major Products:

- Amendment Package: maps, policies, staff report and notices
- Adopted Updated Comprehensive Plan Map and Goal 14 Chapter

Timeline:

- October 2012 – December 2012

Task 3: Goal 5 Natural Resources

- Conduct inventory and assessment of tree groves greater than two acres.
- Prepare ESEE analysis for tree grove inventory and local wetland inventory conducted as part of the concept planning process and adopted by the State of Oregon.
- Prepare comprehensive plan amendment to update Significant Tree Grove Map and adopt associated ESEE analysis.
- Prepare comprehensive plan amendment to adopt local wetland inventory and associated ESEE analysis and update Wetlands and Stream Corridors Map.
- Prepare comprehensive plan amendment to update Significant Habitat Map based on Tualatin Basin Partners habitat analysis performed as part of the Metro Nature in Neighborhood Program.

Major Products:

- Tree Grove Inventory and Assessment
- ESEE Analysis
- Adopted Updated Maps (Significant Tree Groves, Significant Habitat, Wetlands and Stream Corridors)

Timeline:

- October 2012 – July 2013

Task 4: Comprehensive Plan/Zoning Maps and Regulations

- Conduct review of concept plan assumptions and analysis, including buildable land inventory and recommended densities to ensure target of 10 units/acre.
- Refine concept plan recommended densities and locations into Tigard Comprehensive Plan map designations as necessary, based on review and committee feedback.
- Assign Tigard zoning districts to property to achieve required 10 units/acre

- Conduct analysis of Tigard Community Development Code commercial and mixed-use district regulations to identify appropriate zoning for Neighborhood Commercial area development. If no current districts are acceptable, create new regulations to be administered in River Terrace to achieve the concept plan vision.
- Conduct analysis of current allowed uses and create code languages to address non-conforming uses once Tigard zoning is adopted.
- Prepare comprehensive plan amendment to update Tigard Comprehensive Plan Map and Text and Zoning Map and Text.

Major Products:

- Concept Plan Land Use Analysis Report
- Recommended Tigard Comprehensive Plan Map Amendments
- Recommended Tigard Zoning Map Amendments
- Recommended Tigard Comprehensive Plan Text Amendments
- Recommended Tigard Community Development Code Amendments,
- Adopted Comprehensive Plan and Zoning Maps and Text

Timeline:

- November 2012 – July 2014

Task 5: Transportation System Plan Update

- Conduct review of concept plan assumptions and transportation analysis and identify needed expansion of analysis. Expected issues for review include, but are not limited to:
 - Crash data and analysis on existing area roadways
 - Existing and potential speed issues and mitigating design strategies
 - Transportation Planning Rule (TPR) requirements
 - Regional Transportation Functional Plan (RTFP) requirements
 - Planned new roadways and roadway extensions and connections, regarding potential issues related to grade, natural resources, alignment, and right of way requirements.
- Conduct additional transportation analysis as needed and refine concept plan recommendations.
- Conduct review of city street cross sections and connectivity standards to ensure compatibility with River Terrace area.
- Recommend functional classification to proposed streets, including consistency with state, regional and county functional classification maps.
- Update Tigard Transportation System Plan to include recommended infrastructure and associated analysis.

- Update planning level cost estimates for River Terrace transportation needs.

Major Products:

- Concept Plan Transportation Analysis Report
 - Technical Memorandum: Concept Plan Assessment
 - Technical Memorandum: Updated Analysis
 - Alternative Design Concepts (if needed)
 - Updated Cost Estimates
 - Final Community Plan Transportation Report
- Adopted Updated Tigard Transportation System Plan

Timeline:

- December 2012 – March 2014

Task 6: Parks Master Plan and SDC Update

- Conduct review of concept plan assumptions and analysis, including park standards, data and need findings.
- Refine concept plan recommendations as needed based on review and to conform to Tigard Park System Master Plan standards.
- Update Tigard Park System Master Plan needs analysis to incorporate River Terrace area park needs.
- Update planning level cost estimates for River Terrace park needs.

Major Products:

- Concept Plan Parks Analysis Report
- Adopted Updated Tigard Parks System Master Plan

Timeline:

- November 2012 – July 2013

Task 7: Water Master Plan Update

- Conduct review of concept plan assumptions and analysis, including demand and infrastructure findings.
- Expand projected demand and infrastructure needs analysis to include Tigard urban reserve areas to ensure appropriate sizing and locations for future development.

- Refine concept plan findings and cost estimates.
- Update Tigard Water System Master Plan to incorporate River Terrace and urban reserve area demand and infrastructure needs, including cost estimates.

Major Products:

- Concept Plan Water Analysis Report
- Tigard Urban Reserves Demand and Infrastructure Needs Report
- Adopted Updated Tigard Water System Master Plan

Timeline:

- November 2012 – July 2013

Task 8: Sanitary Sewer Master Plan Update

- Collaborate with Clean Water Services to conduct review of concept plan assumptions and analysis, including need and infrastructure findings.
- Collaborate with Clean Water Services to expand projected need and infrastructure analysis to include Tigard urban reserve areas to ensure appropriate sizing and locations for future development.
- Refine concept plan findings and cost estimates.
- Update Sanitary Sewer Master Plan to incorporate River Terrace and urban reserve area infrastructure needs, including cost estimates.

Major Products:

- Concept Plan Sanitary Sewer Analysis Report
- Tigard Urban Reserves Infrastructure Needs Report
- Adopted Updated Sanitary Sewer Master Plan

Timeline:

- January 2013 – September 2013

Task 9: Stormwater Master Plan Update

- Collaborate with Clean Water Services to conduct review of concept plan assumptions and analysis, including need and infrastructure findings.
- Collaborate with Clean Water Services to expand projected need and infrastructure analysis to include Tigard urban reserve areas to ensure appropriate sizing and locations for future development.

- Refine concept plan findings and cost estimates.
- Produce Stormwater Master Plan for River Terrace and urban reserve area infrastructure needs, including cost estimates.

Major Products:

- Concept Plan Sanitary Sewer Analysis Report
- Tigard Urban Reserves Infrastructure Needs Report
- Adopted Stormwater Master Plan

Timeline:

- January 2013 – September 2013

Task 10: Infrastructure Financing Strategy

- Review estimated infrastructure costs and mechanisms for funding.
 - Transportation
 - Parks
 - Sanitary Sewer
 - Stormwater
 - Water
- Analyze various strategies for funding infrastructure needs and recuperating planning costs, including review of system development charges, fees and special districts.
- Develop strategy to fund improvements and maintenance
- Prepare recommended Infrastructure Financing Strategy
- Prepare recommended Fees and Charges schedule
- Schedule and conduct City Council work sessions and public hearings for discussion and adoption.

Major Products:

- Adopted Infrastructure Financing Strategy
- Adopted Fees and Charges

Timeline:

January 2013 – July 2014

Task 11: Public Facility Plan Update

- Package infrastructure needs and estimated costs into Public Facility Plan document to comply with Statewide Planning Goal 11.
- Prepare comprehensive plan amendment to adopt into Tigard Comprehensive Plan.
- Schedule Planning Commission work session and public hearing.
- Schedule City Council work session and public hearing.
- Prepare and distribute required public notices

Major Products:

- Amendment Package: maps, policies, staff report and notices
- Adopted Updated Public Facility Plan

Timeline:

- October 2013 – July 2014